

STATE OF INDIANA

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COUNTY OF LAKE

DEED OF PERSONAL REPRESENTATIVE

BETTY J. BLAINE, a/k/a Betty Nickolson Blaine, as Personal Representative of the Estate of EARL NICKOLSON, JR., deceased, the estate pending under Lake Superior Court Cause Number 45D02-1611-EU-120 in Lake County, Indiana, conveys to **BETTY J. BLAINE** of Dayton, OH and **BEVERLY NICKOLSON** of Lake County in the State of Indiana, as joint tenants with rights of survivorship, for good and sufficient consideration, by virtue of power given the personal representative by a Court Order, which is attached hereto, dated 11/22/16, in an unsupervised administration under Indiana probate law, the following described real estate located in Lake County, IN, to wit: Legal description:

Lot 9 and South 1/2 of Lot 8, Block 2, Colgrove's Addition to Tolleston, in the City of Gary, as shown in Plat Book 8, Page 28, in Lake County, Indiana. (Former Key No. 42-1441).

State Parcel No.: 45-08-08-278-023.000-004: Commonly known as: 1332 Garfield Street, Gary, IN 46404

Subject to all easements, restrictions and encumbrances of record.

Dated this 29th day of May, 2017

Grantor: Betty J. Blaine
BETTY J. BLAINE, a/k/a Betty Nickolson Blaine
241 Greenhill Road, Dayton, OH 45405

Grantees: **BETTY J. BLAINE and BEVERLY NICKOLSON**, J/T w/rs
1332 Garfield, St., Gary, IN 46407

Before me, the undersigned, a Notary Public in and for said County and State, this 29th day of May, 2017 personally appeared: **BETTY J. BLAINE**, a/k/a Betty Nickolson Blaine, as Personal Representative of the Estate of EARL NICKOLSON, JR., deceased, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto described my name and affixed my official seal.

MACARTHUR DRAKE
Notary Public, State of Indiana
SEAL
My Commission Expires 3/29/2020

NOTARY PUBLIC

MacArthur Drake
MacArthur Drake, a Lake Co. resident
My commission expires: 3/29/20

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

MacArthur Drake
Affiant, a resident of Lake County, Indiana

Document prepared by: Atty. M. Drake; 487 Broadway, Ste. 204, Gary, IN 46402: (219) 882-6004

DULY ENCLOSED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR RECORD

JUL 18 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

004055

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: [Signature]

2017 05 31 68

M.D.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL S. PROBERT
RECORDER
2017 JUL 18 AM 10:26

a/k/a Betty Jean Blaine
M.D.

25.00
CASH
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STATE OF INDIANA)
) SS:
C OUNTY OF LAKE)

IN THE LAKE SUPERIOR COURT
ROOM 2, PROBATE DIVISION
SITTING IN EAST CHICAGO, INDIANA

IN THE MATTER OF THE)
UNSUPERVISED ESTATE OF)

Filed in Open Court

CAUSE NO.: 45D02-1611-EU-

EARL NICKOLSON, JR.,
Deceased.

NOV 23 2016

45D02-1611EU-120

SUPERIOR COURT OF LAKE COUNTY
CIVIL DIVISION COURT ROOM 2

ORDER APPOINTING EXECUTRIX AND EXERCISE OF ESTATE REPRESENTATIVE
AND ORDERING UNSUPERVISED ADMINISTRATION

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Comes now BETTY J. BLAINE, and having filed a Petition for Probate of Will and

Issuance of Letters in the estate of EARL NICKOLSON, JR., under unsupervised administration, which petition is on file with the Court and a part of the Court's record, and the Court, having examined said petition and being duly advised, now finds as follows:

1. That EARL NICKOLSON, JR. died on the 8th day of October, 2016 at the age of 84 and was domiciled in Gary, Lake County, Indiana.
2. That Decedent died testate, leaving a Last Will and Testament dated the 15th day of February, 2013, which has been delivered to the Court herein, requesting Petitioner as Executrix.
3. That the legatees and devisees of decedent are:

Name	Age	Relationship	Residence
a. Mark Brian Nickolson,	Adult son,		P.O. Box 16443, San Diego, CA 92176;
b. Sharon Yvonne Epling,	Adult daughter,		4117 Cree Way, Antelope, CA 95843;
c. Michael Nickolson,	Adult son,		3777 Van Dyke Avenue, San Diego, CA 92105;
d. Betty J. Blaine,	Adult sister,		241 Greenhill Road, Dayton, OH 45405; and
e. Beverly A. Nickolson,	Adult sister,		1332 Garfield Street, Gary, IN 46404,

And that the Testator's will and Petitioner requested unsupervised administration.

COPY

4. That the Court proceeds with this matter as an unsupervised Estate.

5. That BETTY J. BLAINE is appointed Executrix or Personal Representative of the estate of EARL NICKOLSON, JR., and shall qualify as such upon taking an oath as Executrix or Personal Representative.

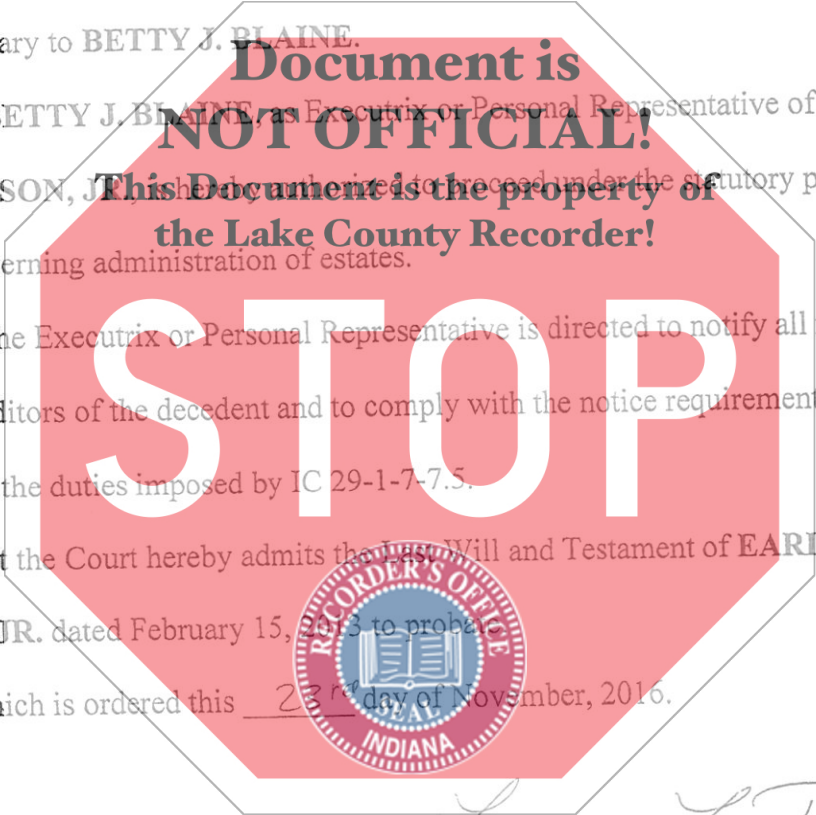
6. That upon their taking an oath, the Clerk of the Lake Superior Court shall issue Letters Testamentary to BETTY J. BLAINE.

7. That BETTY J. BLAINE, as Executrix or Personal Representative of the estate of EARL NICKOLSON, JR. shall be authorized to proceed under the statutory provisions of the Indiana Code governing administration of estates.

8. That the Executrix or Personal Representative is directed to notify all reasonably ascertainable creditors of the decedent and to comply with the notice requirements of IC 29-1-7-7 and the duties imposed by IC 29-1-7-7.5.

9. That the Court hereby admits the Last Will and Testament of EARL NICKOLSON, JR. dated February 15, 2013 to probate.

All of which is ordered this 23rd day of November, 2016.



Danna L Ryck
CALVIN D. HAWKINS, JUDGE Pro Tem
LAKE SUPERIOR COURT ROOM TWO

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